

BOARD OF SUPERVISORS

GILA COUNTY, ARIZONA

Date: June 15, 2004

JOSÉ M. SANCHEZ

Chairman

JOHN F. NELSON

Clerk of the Board

RONALD A. CHRISTENSEN

Vice-Chairman

By: Marian Sheppard
Chief Deputy Clerk

CRUZ SALAS

Member

Gila County Courthouse
Globe, Arizona

PRESENT: José M. Sanchez, Chairman; Ronald A. Christensen, Vice-Chairman; Cruz Salas, Member; John F. Nelson, County Manager/Clerk; and, Bryan Chambers, 2nd Chief Deputy County Attorney.

The Gila County Board of Supervisors met in Work Session at 10:00 a.m. this date. Ted Thayer led the Pledge of Allegiance and Dixie Mundy delivered the Invocation.

At this time each Board member presented a brief summary of current events as allowed by A.R.S. §38-431.02(K). No action was taken on any items that were presented. During this portion of the meeting, Bob Zache publicly thanked the Board for allowing the Health Department to conduct community events such as the recent Round Mountain Sunrise Challenge Walk to promote exercise and bring awareness to obesity. John Nelson provided the results of the employee Step Challenge event which is part of the County's Wellness Program. He advised that 301 employees participated in the walking event by wearing pedometers over a two-week period which resulted in a total of 74,807,294 steps being taken. Mr. Nelson stated that a Men's Health Fair will be conducted at the Courthouse on June 23rd. He invited all male employees and the spouses and sons of female employees to participate in the Men's

Health Fair. Chairman Sanchez congratulated those employees involved in the Wellness Program.

Steve Stratton, Public Works Division Director, addressed agenda item number three, information and discussion regarding the proposed entrance to the Gila County Fairgrounds. Mr. Stratton credited Public Works Division employees Tom Homan, Diana Jones and Steve Sanders for their efforts on this project. He provided a Power Point presentation and reviewed the proposed project. A summary of the presentation is as follows:

- Roadway – The current roadway entrance to the Fairgrounds consists of a short straightaway followed by a sharp 90 degree right angle turn which leads to a short straightaway followed by a sharp 90 degree angle left angle turn. The roadway at present poses a safety hazard. Phelps Dodge Miami Company owns property on both sides of the roadway. Phelps Dodge has agreed to give the County a 100 foot easement which will allow the sharp curves to be modified so there is a sweeping radius. Landscape will be added in the middle of the entrance of the roadway.
- Entrance Arch – The Arch will be constructed of black tubular steel and the walls on both sides of the arch will be plaster or look like adobe. The arch will be across the entire width of the roadway entrance. There will be a County seal hanging directly in the center and just under the top of the arch. The letters on the arch will be painted with copper-colored powder coat.
- Message Boards – A four line message board will be positioned on the north side of the entrance. Another single line message board will be positioned at the right side of the entrance to be used to advertise admission prices, etc.
- Multi-Modal Path - A multi-modal path will be constructed alongside the roadway for pedestrian and bicycle use.
- Project Cost – The estimated cost of the project is \$300K. The County is in the process of applying to the Arizona Department of Transportation (ADOT) for grant funding for this project. If awarded, ADOT requires that the

County provide a minimum of 9.5% in cash matching funds. The County proposes to offer a 10% cash match. Highway enhancements may be done in two ways; as a local project or as an ADOT project. The County proposes to conduct this project as a local project. The grant proposal must be submitted to the Central Arizona Association of Governments by no later than July 9th. CAAG will continue the grant application process on Gila County's behalf with ADOT.

At the conclusion of his presentation, Mr. Stratton asked Mr. Carmen Corso, County Fairgrounds Manager, and Ms. Sherron Lavin, Chairman of the Gila County Fair and Racing Commission, if they had questions or comments. Mr. Corso advised that he has been in close contact with Ralph Bossert, P.E., Tetra Tech, Inc., on this project. Mr. Bossert is under contract to provide engineering services to Gila County. Mr. Corso offered his support of the proposed project. Ms. Lavin also offered her support of this proposed project. Supervisor Salas thanked Mr. Stratton and his staff for their efforts on this project. He offered his full support of the proposed project. A brief discussion ensued between Mr. Stratton and the Board whether additional time should be given to allow for further public comment. Supervisor Salas stated that he is confident in the decisions being made by the project team because "they have addressed this from every angle" so, therefore, no further public comment is needed.

Steve Besich, Deputy County Manager, addressed agenda item number four, information and discussion of activities and proposed future plans for a car race track at the Gila County Fairgrounds. Mr. Besich advised that it has taken a lot of time and effort on the part of many individuals and entities to bring this project to this point in time. He advised that the County has conducted numerous public hearings over the last couple years in an effort to obtain public input. Mr. Besich advised that the Gila County Industrial Development Authority (IDA), Globe-Miami Regional Chamber of Commerce and Economic Development Corporation (GMRCC/EDC), and Gila County Fair

and Racing Commission have partnered with Gila County in support of this proposed project. Mr. Besich thanked Steve Stratton and John Beene, County Engineer, for the time and effort they've invested in this project. He paid special thanks to the Board of Supervisors for its continual support of this proposed project. Mr. Besich stated that the IDA provided funding in the amount of \$35K to \$40K so that Thomas Warren and Associates could conduct an economic analysis on the proposed project. He advised that the County has also been working with Dennis Wood, a race track venue developer. Mr. Besich stated that Mr. Wood is an "expert in this field" and that his professional credentials include previous ownership of the Phoenix International Raceway and associations with other major professional car race tracks. He advised that the County paid Arizona Testing Laboratories (ATL) \$4,600 to provide a geotechnical review of the soil composition of the subject area. Mr. Besich advised that the soil composition is a significant factor regarding the project cost. He called on Mr. Beene to present soil results. Mr. Beene stated, "A few weeks ago we were called on to work on the race track. We had a topographic survey, a superimposed site plan on the topographic survey, but we didn't know anything about the soils. Frankly, I had my doubts as to whether we had competent soils out there or not. I thought we were too much in the clay business, but as it turned out the soils look a lot better than I had thought. We took the topographic survey and gave it to ATL. They were out there with their field equipment. They did nine borings into the soil and the boring depths ranged from 5 feet to 40 feet. We got a real good look at the profiles of the soils. To my surprise, this is some of the classifications of the soils – silty, gravelly, lean clay with sand, and silty clay sand with gravel. Anytime you have a clay word in any soil analysis, you have to be careful. I believe the analysis made here shows we don't have enough clay here to be concerned....A geotechnical report will be placed into the hands of a design engineer and the architect when we get to that time. This report will tell them what the slopes will be, the ratio, and they recommend a 2:1 cut to the slope. It also

recommends the foundation support, what the soils support and whether we will have to do any excavation....We can reuse most of the soils out there.”

Chairman Sanchez thanked Mr. Beene for his presentation. Chairman Sanchez asked Mr. Besich to provide an overview of the civil engineering and planning services proposal submitted by RS Engineering in the amount of \$62,998. Mr. Besich advised that the proposal consists of various components, as follows:

- Scope Definition and Project Programming - Provide research and expertise to assist Gila County in the definition of the project and develop the program document that defines the functional needs and requirements of the project, the physical components required to have a “world class” racing venue and quantify the components in terms of size, number of people, facilities, operations, special amenities and the entitlement requirements. The final product will include program forms and a written narrative.
- Venue Planning - Develop the comprehensive plan for the racing venue locating the race course, all required facilities, spectator parking and amenities, participant facilities and all other functional requirements. The final product will include a comprehensive venue plan and the necessary infrastructure, grading and drainage concepts.
- Racecourse Planning – Develop the racecourse layout defining the length, width, banking, safety requirements and security requirements, including the participant paddock size, location and requirements. The final product will be plans showing this information including the engineering requirements.
- Facilities Planning including Cost Estimates – Define and develop design for all of the facilities required to support the function of the racecourse including, but not limited to, grandstands, concessions, restrooms, ticketing and racing facilities (race control, timing and scoring, press/TV/radio box). The work product will include plans, building concepts and a written estimate of the entire project. Preliminary construction and cost estimates

for earthwork will be based on grading and drainage plans (stock car track) provided by the County, with adjustments for both location and layout.

- Project Presentations – Develop the final program, planning, and design documents, including two three-dimensional color renderings of the design concepts for presentation to Gila County officials, their designated stock holders, and the general public.
- Meetings and Coordination with Gila County and Design Team – Attend all meetings with Gila County to gather, review and assist in defining the project and defining project goals and objectives.

Mr. Besich advised that he will formally present this proposal to the Board for approval at the next regular meeting. Supervisor Salas asked Mr. Besich to review the results of the economic analysis conducted by Thomas Warren and Associates. Mr. Besich stated that the economic analysis is a conservative report and it appears to be a feasible project that will develop some economic benefits for the southern portion of Gila County. He advised that as the race track project enters into the development phase, consideration must be given to “who” and “how” it will be operated. He stated, “At that time the County will need to enter into certain development agreements.” Vice-Chairman

Christensen advised that as the County proceeds with the development phase, it is important that the operator of the race track be selected during that time so that all involved parties understand and are focused on the long-term goals for the race track. He stated that the race track will benefit the entire County because of the added sales tax revenue. Mr. Besich agreed with Vice-

Chairman’s Christensen’s comment that sales tax revenues benefit the entire County. He stated that the County would not consider this venture if it only benefited one portion of the County. He cited an example whereby the City of Phoenix developed a partnership with the private sector and both public and private funds were used for the development and operation of the Civic Center. He recommended considering that option. Supervisor Salas advised that the Board has given a high priority to the County’s economic development over the

years which resulted in improvements being made to the highways, schools and the hospital. He stated that another phase of economic development is in the area of recreation and he emphasized that community events such as the horse races, rodeo and future car race track must continue to be supported by the County, IDA and GMREDC/EDC. Mr. Besich expounded on the benefits to be gained through a public/private partnership. He stated that when a piece of equipment breaks down or an item needs to be purchased for the race track, the process would be simplified by not having to fill out a County purchase order, etc. Supervisor Salas agreed that a private/partnership may be beneficial to the County; however, he advised that an outside entity will not have the same understanding of the needs of this community and its citizens. Vice-Chairman Christensen also stated that it is important to select an outside entity that could accept the County's vision for the future race track. Chairman Sanchez offered his support of this proposed project. Chairman Sanchez thanked Mr. Besich for his presentation.

Sharon Radanovich, Manager of the Solid Waste Department, addressed agenda item number five, information and discussion regarding landfill activities. Ms. Radanovich advised that the risk of a major fire catastrophe occurring in Gila County is especially high during this time of year. She stated that immediate efforts need to be made to encourage residents to create defensible spaces around their properties by removing brush and other debris in order to reduce the fire risk. Ms. Radanovich proposed temporarily reducing green waste disposal fees at the County landfills from \$44.77 per ton to \$22.00 per ton. She advised that from June through August of last year, 140 tons were disposed at the Russell Gulch Landfill and 1,985 tons were disposed at the Buckhead Mesa Landfill. Ms. Radanovich stated that the proposed reduction in green waste fees will negatively affect revenues by approximately \$46,000. She proposed temporarily opening the Buckhead Mesa Landfill on Sundays and temporarily opening the Russell Gulch Landfill on Saturdays with fees being waived at both locations on those days. She advised that volunteers

from the Regional Payson Area Project (RPAP) have agreed to temporarily take responsibility for cleaning the Buckhead Mesa disposal pit by burning the disposed brush. Vice-Chairman Christensen advised that RPAP is researching the possibility of applying for grant money to lease or purchase a grinder for the disposed brush. He advised that it would be beneficial if a volunteer could sort the disposed brush because some bigger pieces of wood could be used for other purposes. Ms. Radanovich advised that one of the duties of the temporary employee hired at the Buckhead Mesa Landfill is to sort and separate the bigger pieces of brush. John Nelson advised that he has the administrative authority to approve the waiver of landfill fees. He further advised that since the Board has not offered any opposing comments regarding this proposal, he directed that the green waste disposal fees at both landfills be temporarily reduced to \$22 per ton effective tomorrow, June 16, 2004. He further directed that disposal fees be immediately waived on Saturdays at the Russell Gulch Landfill and on Sundays at the Buckhead Mesa Landfill until further notice. Mr. Nelson advised that after today's meeting he will verify that RPAP volunteers are available to help clean the Buckhead Mesa disposal pit on Sundays. Vice-Chairman Christensen stated that waiving the landfill fees will hopefully encourage residents to dispose their properties of excess brush. Chairman Sanchez asked Ms. Radanovich the manner in which she will disseminate this information to the public. Ms. Radanovich replied that she will issue public service announcements through the local newspapers and radio stations. The Board thanked Ms. Radanovich for her presentation.

There being no further business to come before the Board of Supervisors, Chairman Sanchez adjourned the meeting at 11:50 a.m.

José M. Sanchez, Chairman

ATTEST:

John F. Nelson, County Manager/Clerk